





A superb, wide, six bedroom, semi-detached, family house of almost 3000 square feet, with a wonderfully large, south-facing garden, off-street parking, garage and spacious living/entertaining spaces. It is situated just yards from Wandsworth Common's green expanses and its mainline station, and about 1km from tubes at Clapham South and Balham. Close to fashionable Bellevue and Northcote Roads and excellent schools.

A substantial, wide, semi-detached, family house (2925 SQ.FT/ 271.7 SQ.MT inc. eaves storage) built by Sir Edwin Evans (circa 1926) and boasting spacious family living/entertaining areas, a wonderfully large garden, off-street parking and a garage. To have any of these commodities in this area is unusual. To have all of them is exceptionally rare. The house has been attractively extended and well maintained throughout and is ideal for immediate occupation.

The property is set nicely back from the road behind a good front garden and driveway. It has a wide and inviting entrance hall with an attractive staircase and beautiful parquet floor running through into the generous square front reception room, which features a period-style fireplace and square bay window. To the rear, a vast kitchen/family room has been created by knocking rooms together, creating space for a generous dining area and semi-open-plan TV area. The kitchen itself is sleek and modern and features a central island, high-quality worktops and integrated appliances. To the side of the property are the practical parts of the house that give this the edge over Victorian and Edwardian properties; a large integrated garage and huge utility room (ideal and ample enough for extensive storage of coats, boots, scooters etc.). These areas could also, of course, be made into living spaces, if required, making the house truly "double-fronted". There is also a cloakroom/WC on the ground floor and handy side access to the house for muddy kids, muddy dogs and dirty bikes etc.

The magnificent rear garden (approx. 58' x 37') which faces south, is a family's dream; ample paved spaces for sitting and dining areas combined with a large lawn and well-established borders for those with green fingers – all bathed in day-long sunshine (weather permitting!) - a wonderfully generous space for kids to play.

On the first floor are four double bedrooms, one with en-suite shower room, a study and a large family bathroom all arranged around a light central landing. Above, in the huge, converted attic is a substantial, double-aspect, main bedroom with en-suite bathroom. In the unlikely event that more bedrooms were needed, this vast top room could comfortably be split into two large double bedrooms.

There is also scope to build higher above the garage (subject to planning permission), to create another bedroom. Furthermore, whilst no-one has yet found the need to dig a basement out under

one of these houses (as they offer almost 3000 square feet without having to do so), the footprint of the property would make such an investment wholly worthwhile, given the fantastic-sized garden and parking facilities which would make the end result a very desirable property indeed.

The house is ideally located on Nightingale Lane, very close to Wandsworth Common's green open spaces and good recreational facilities, approximately 1km from Northern Line tube stations at Clapham South and Balham, and just a few hundred yards from the mainline BR station at Wandsworth Common. An extensive selection of specialist shops, notable restaurants and bar/cafes can be found nearby on Bellevue Road and Northcote Road where there is also a bustling and thriving street market. The area is renowned for its good selection of schools for all age groups in both the private and state sectors.



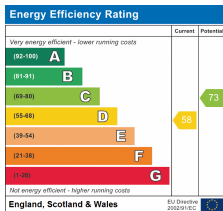
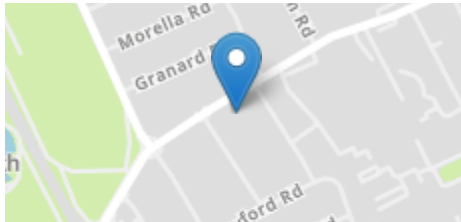
Nightingale Lane

Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Garage
- Utility Room
- Wide Entrance Hall
- Off-Street Parking for 2 cars
- Kitchen/Family/Dining Room
- Large south-facing Garden (58' x 37')
- 6 Bedrooms
- Front Reception Room
- 3 Bath/Shower Rooms (2 E/S)
- 2925 SQ.FT / 271.7 SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

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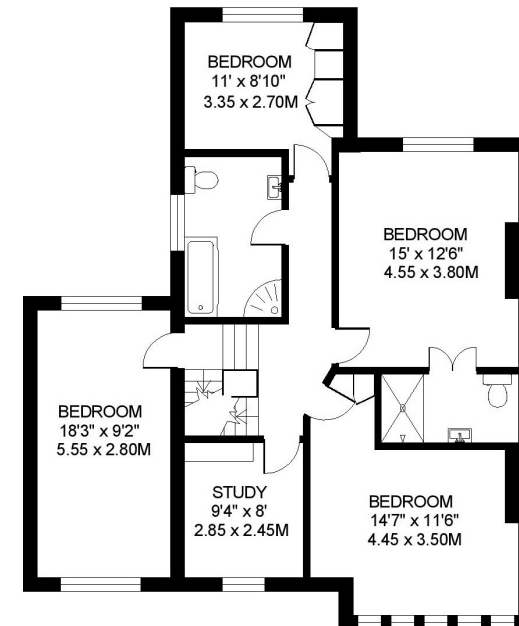
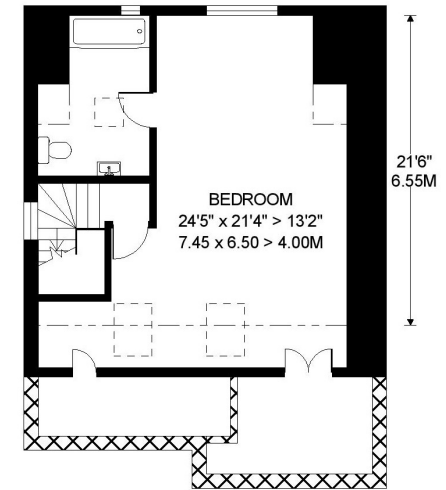
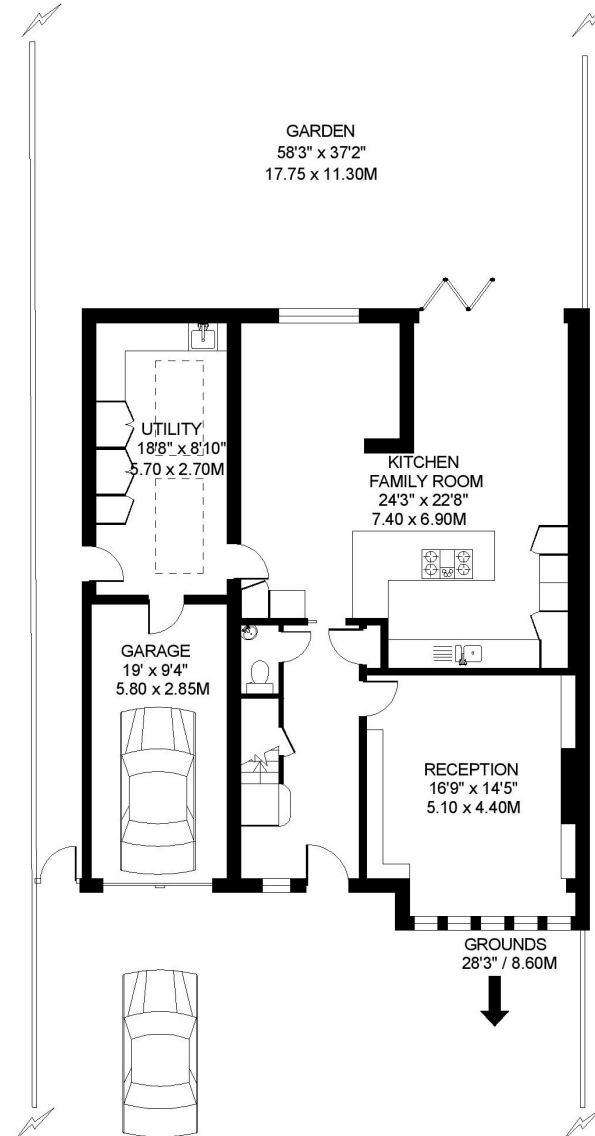


NIGHTINGALE LANE
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 2800 SQ.FT / 260.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
= 125 SQ.FT. / 11.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2925 SQ.FT. / 271.7 SQ.M.



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